

PRESENT: K. Leonard, Chairman
W. Garvey
W. Hite
K. Shiflett
E. Shipplett
R.L. Earhart, Senior Planner and Secretary
T. Fitzgerald, Director of Community Development

ABSENT: J. Curd
T. Cole, Vice Chairman

VIRGINIA: At the Regular Meeting of the Augusta County Planning Commission held on Tuesday, January 8, 2013, at 7:00 p.m. in the Board Room, Augusta County Government Center, Verona, Virginia.

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DETERMINATION OF A QUORUM

Mr. Leonard stated as there were five (5) members present, there was a quorum.

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ELECTION OF OFFICERS

Mr. Hite presented the nominating committee report. He placed into nomination the names of Kyle Leonard as Chairman, Taylor Cole as Vice Chairman, and Becky Earhart as Secretary.

Mr. Hite moved, seconded by Mr. Garvey to elect the slate by acclamation. The motion carried unanimously.

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MINUTES

Mr. Hite moved to approve the minutes of the worksession and regular meetings held on November 13, 2012.

Mr. Shipplett seconded the motion, which carried unanimously.

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STAFF REPORTS

2012 Annual Report

Mrs. Earhart summarized the report. She stated there were 14 total requests that came before the Planning Commission in 2012, which consisted of the following: eight (8) rezoning requests, four (4) requests to amend and restate proffers, four (4) requests to add the Public Use Overlay designation, and four (4) Zoning Ordinance amendments. She stated that a total of 313 acres were recommended for rezoning. Of the 313 acres, only 152 acres were rezoned from General Agriculture and the rest were switched from one development category to another. Mrs. Earhart stated that 2012 was another year where the development occurred in the districts expected, predominantly in the Wayne District which is mostly Urban Service Area. From the rezoning requests, in all cases, the Board followed the recommendations of the Planning Commission. The request for Myers Corner remains tabled in conformance with the Planning Commission recommendation to wait on that request until after the PPTA agreement has been signed by the County for Route 636 relocated. She explained that the Planning Commission made the following recommendations in 2012: Seven (7) recommendations for approval with proffers, one (1) recommendation for approval without proffers, four (4) recommendations to add or amend and restate proffers, and four (4) recommendations for approval to add the Public Use Overlay. The Public Use Overlays included Murphy Deming College of Health Sciences, Bethany Lutheran Church School, Churchville Volunteer Fire Department expansion site, and Regional Landfill/Shooting Range. The Planning Commission recommended eight requests for rezoning: six requests for a total of 220 acres in the Urban Service Area, one request for a total of 2.7 acres in a Community Development Area, and one request for a total of 91 acres in a Rural Community Area. Mrs. Earhart stated that there were four amendments to the Zoning Ordinance recommended in 2012: Village Mixed Use District, decrease the height limit in Multi-Family Residential Districts, Extended Stay RV Park Changes in General Agriculture, and sign requirements in PUO Districts.

Mrs. Shiflett moved for the Annual Report to be forwarded to the Board of Supervisors.

Mr. Hite seconded the motion, which carried unanimously.

CODE OF VIRGINIA – SECTION 15.2-2310

Mrs. Earhart reviewed with the Commissioners the requests coming before the BZA.

Mr. Leonard asked if there were any comments regarding the upcoming items on the BZA agenda.

13-3 Karen Holmes on Cestari Sheep and Land Company, LLC Property

The Planning Commission is concerned about turning this property into a retail location. They noted the previous permits for this property were approved as agricultural

businesses and supportive of the agricultural operations occurring on site. This request is to open up a retail operation in the existing barn. They noted this property is located in a residential area and is part of a Community Development Area where the County wants to encourage additional residential development. Mrs. Shiflett moved to recommend that since there are business locations in close proximity to this property, the applicant be encouraged to seek a business location to establish her shop rather than using the barn on this property.

Mr. Garvey seconded the motion which passed with a unanimous vote.

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There being no further business to come before the Commission, the meeting was adjourned.

Chairman

Secretary